



A beautifully refurbished 5 bedroom 4 bathroom 3,041 sq ft family house located in the heart of Belsize Park.

Primrose Gardens, London, NW3

£4,500,000 Freehold



Sub-Zero fridge/freezer and Wolf gas burner. • Wet under-floor heating connected to automation. • Infinite lighting 'scenes' on Home Automation. Outstanding safety & security features • Passive Infra-Red sensors which detect movement and light levels in entrance and hallways. • GIRA video Intercom system and wall stations • Control 4 system. • Hot and Cold Air conditioning.

About this property

A rare opportunity to acquire this remarkable residence set over five floors and refurbished to the highest specification throughout. The house has been the subject of a total internal rebuild and external refurbishment and now offers an exceptional living space whilst retaining the original facade of the building. Offering in excess of 3,000 sq ft, this generous and beautifully structured accommodation provides wonderful and elegant entertaining spaces with exceptional ceiling heights and volumes.

The property also provides an excellent range of five immaculate and spacious double bedrooms, a cinema room, a utility room, a large eat-in German kitchen which is fully equipped and boasts black granite worktops, centre island with riser mains sockets, Mint glass splashbacks, stainless steel and lighting fixtures. The hardwood concertina doors can be fully opened to make the dining area seamlessly integrate with a stylish, lit rear garden with an intriguing suspended globe and water feature. Other outside spaces are provided over three floors including two rear terraces, one off the main reception room and the other off the top floor. There is an abundance of specialised lighting installed creating unlimited choice of ambience at night all fully intergraded with automation.

Ideally located between Belsize Park and Primrose Hill, this exceptional home is lavished with walnut, glass and steel throughout. It benefits from larger than average hallways and generous living spaces which combine the elegance of the original house alongside subtle, state of the art fixtures and fittings including KNX and Control Four home automation, specialist lighting and integrated music and home entertainment. External doors and windows are hardwood, double-glazed and toughened for security and plantation shutters are fitted to all sash windows.





Other impressive features include KAL® FIRE gas fireplaces with black polished granite surround; remote ignition; cool-down delay on drop of projector screen designed for safety reasons; AV Rack. Pioneer subwoofer for superior bass reproduction, BOSE® surround sound speakers, PureTheater® automated projection screen, PureTheatre® automated projector lift, Infocus HD projector which can connected to all sources; GALAXY CEILING ®' stunning lighting effect designed to replicate solar system concealed in Master Bedroom.

Homes of this quality are seldom seen in this highly sought after location.

Local Information

Primrose Gardens is a charming turning off Belsize Grove and England's Lane with access to a communal green. It is ideally located for easy access to the local shopping and transport amenities of both Haverstock Hill and England's Lane (both circa 300 metres). The green space of Primrose Hill is c.800 metres whilst Belsize Park Underground Station (Northern line) is c.400 metres.

Tenure

Freehold

Local Authority

London Borough Of Camden

Energy Performance

EPC Rating = C

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Hampstead Office.
Telephone: +44 (0) 20 7472 5000.



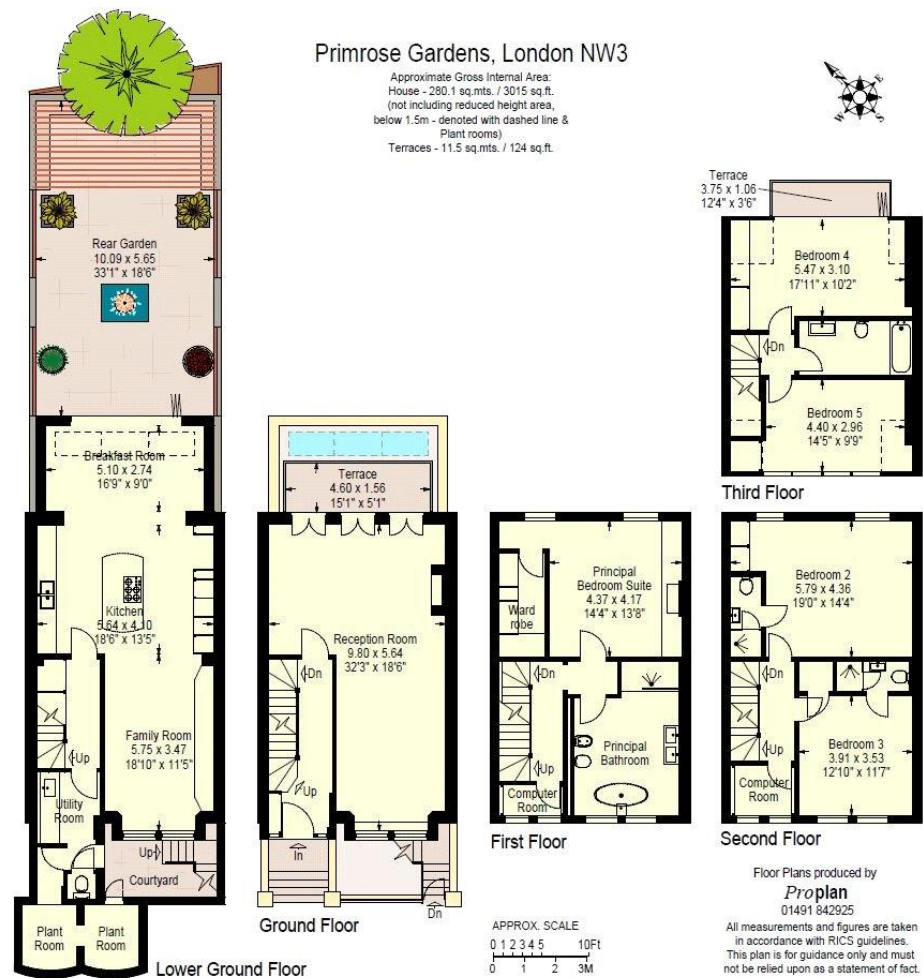






Primrose Gardens, London, NW3
Gross Internal Area 3015 sq ft, 280.1 m²

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	73	79
EU Directive 2002/91/EC		

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